



PLANNING AND CONSTRUCTION DEPARTMENT

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PROPOSITION O PROGRAM PROJECT UPDATES

August 19, 2015 CBOC Meeting

This report provides a status report of projects that are part of the Proposition O Program part of the Capital Facility Financing Plan (CFFP). It is intended to provide information to the Citizens' Bond Oversight Committee (CBOC), Board of Trustees, staff and public regarding Proposition O expenditures. Project status is the status around the first of the month that this report is dated.

Financial information is provided in a separate report and in the monthly CFFP board agenda item.

The list of projects is divided into Active Projects and Completed Projects (including projects in the close-out process). The active projects are listed in the same order as the CFFP report. Updated project information is **highlighted**.

ACTIVE PROJECTS

Chula Vista High School:

CVH ORG Title IX Team Room	A/E: <i>RNT</i>	Design: <i>70%</i>
Contractor: <i>tbd</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>

This portion of the CVH ORG Projects consists of a softball team room similar to the MVH Title IX project. Design is under way and the intent is to have the project complete before the spring 2016 softball season, however actual completion depends on DSA approval timelines. Submittal to DSA is scheduled in September.

Mar Vista High School:

MVH Project 2 – Building 600	A/E: <i>Platt Whitelaw</i>	Design: <i>DSA Approved</i>
Contractor: <i>Whillock Contracting, Inc.</i>	Construction: <i>70%</i>	Change Order Rate: <i>4.72%</i>

The work is modernization of special education classrooms in Bldg. 600 (old shop building). Framing is complete, rough plumbing is complete, rough electrical 90% complete. Drywall is at 90%. Occupancy is scheduled for fall 2015.



Montgomery High School:

MOH Gym Structural Upgrades	A/E: <i>Burkett & Wong</i>	Design: <i>DSA Approved</i>
Contractor: <i>Fordyce Construction</i>	Construction: <i>80%</i>	Change Order Rate: <i>0%</i>

The project consists of structural upgrades recommended in the seismic review of this building and includes: repair cracking in the concrete walls and improve the anchoring of roof top equipment. Construction is almost complete. During construction it was discovered that the actual construction did not match the as-built drawings. **Changes have been processed by DSA and the project will be complete by the end of August.**

MOH Title IX	A/E: <i>Lord Architects, Inc.</i>	Design: <i>90%</i>
Contractor: <i>tbd</i>	Construction: <i>0 %</i>	Change Order Rate: <i>0%</i>

The original Title IX scope was for softball dugouts and replacement of the non-conforming baseball dugouts. Additional work required by Title IX includes new backstops, softball outfield fencing, storage for the softball and baseball fields, new field level concession stand and restrooms for softball, upgrading accessible routes to both fields and bleacher modifications for accessibility. The lack of utilities near the softball field increases the cost significantly. Construction is dependent on a budget adjustment for the increased scope of work. The project is expected to be submitted to DSA this month.

National City Middle School:

NCM Project 2	A/E: <i>LPA</i>	Design: <i>DSA approved</i>
P2 Contractor: <i>McCarthy</i>	Construction: <i>100%</i>	Change Order Rate: <i>8.12%</i>
Parking lot Contractor: <i>Whillock</i>	Construction: <i>70%</i>	Change Order Rate: <i>0%</i>
	A/E: <i>tbd</i>	Design: <i>0%</i>
PE Field Restoration Contractor:	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>

Project 2: Certified by DSA on July 25, 2015.

Parking lot: The project includes a parking lot where the 500 building was demolished, new fencing and 2 new gates. Defective sidewalks were removed and repoured. The handicapped ramp was poured incorrectly and removed for a second time. Because of the poor performance of the contractor, the district will have the existing chain fence relocated and will bid the installation of the electric gate in the future. The contract completion date is mid-August but the contractor is behind schedule and has not provided an updated schedule.

PE Field Restoration: The interim portables area has been cleaned up. Selecting a designer for the field restoration is in progress. The security resident's trailer has been removed and the area has been cleaned up.



Palomar High School:

PAH Project 1 - Science

A/E: <i>tbd</i>	Design: <i>0%</i>
Contractor: <i>tbd</i>	Construction: <i>0%</i>
	Change Order Rate: <i>0%</i>

A scoping meeting was held with the principal and science teachers on February 4th. Staff will evaluate the feasibility of the requested facilities and equipment.

Solar:

PPA 2: All solar installations are complete. The revised accessible parking plans at ELH were approved by DSA and final construction work will occur during fall break.

Southwest High School:

SOH Title IX

A/E: <i>Burkett & Wong</i>	Design: <i>DSA Approved</i>
Contractor: <i>various</i>	Construction: <i>100%</i>
	Change Order Rate: <i>0%</i>

The following work is complete:

- restoration of the infield
- new outfield fence
- ADA path of travel
- installation of power to the field and home dugout
- new scoreboard (certified by DSA on 1/28/15)

The batting cage is complete; pitching machine was purchased.

Planning for a multi-sport team room is in progress.

Southwest Middle School:

SOM Project 1B Increment 2	A/E: <i>RNT</i>	Design: <i>DSA approved</i>
Contractor: <i>Whillock Const.</i>	Construction: <i>99%</i>	Change Order Rate: <i>6.88%</i>

This project includes renovation of the old shop buildings into two science classrooms, a new afterschool room and support areas. Staff has moved in and the classrooms are in use. . Whillock Construction's contract has been suspended. They have been put on notice of potential liquidated damages. Staff is working with legal counsel to prepare a settlement agreement that will incorporate a deductive change order to ensure that all outstanding items of work are completed. The settlement will also include a release that will preclude future claims against the district and ensure that all warranties remain in effect.

SOM Project 1C – MPR & Bldg D	A/E: <i>RNT</i>	Design: <i>DSA approved</i>
Contractor: <i>MA Stevens</i>	Construction: <i>40%</i>	Change Order Rate: <i>0%</i>

This project is the final phase of modernization that was approved as Southwest Middle School Prop O Project 1. Previous phases included a new classroom building, modernization of the library/office building, modernization of the portables, upgrading the PE field, improving parking and site fencing and modernization of the shop buildings into science facilities. This phase of modernization includes the auditorium and the 700 building, which is currently being used as a music classroom. The auditorium improvements include new finishes, plaster, paint, flooring, acoustical treatments, and a new roof. The Building 700 improvements include new finishes, plaster, windows, ceilings, paint, and flooring along with new data distribution equipment, lighting, heating and air conditioning units, plumbing fixtures, and a new interactive white board system. Progress is good and the project continues on schedule.

Sweetwater Union High School:

SUH Stadium Track & Field

	A/E: <i>RNT</i>	Design: <i>DSA Approved</i>
Field Contractor: <i>Byrom-Davey</i>	Construction: <i>100%</i>	Change Order Rate: <i>0%</i>
	A/E: <i>BakerNowicki</i>	Design: <i>0%</i>
Concession Contractor: <i>tbd</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>
	A/E: <i>Sillman Wright</i>	Design: <i>0%</i>

Concession: The track and field project removed a non-conforming building used as the concession stand. Staff has researched pre-fab options and potentially this will be included in a district-wide bid because other sites have need for concession stands for Title IX purposes. Schedule to be determined.

SUH Stadium Track & Field

	A/E: <i>Sillman Wright</i>	Design: <i>60%</i>
Title IX Upgrades Contractor: <i>tbd</i>	Construction: <i>0%</i>	Change Order Rate: <i>0%</i>
Title IX Practice Field Contractor: <i>Fordyce Construction</i>	Construction: <i>100%</i>	Change Order Rate: <i>0%</i>

Title IX Upgrades: The project includes an ADA accessible path of travel, scoreboard, power, new pitching cage and batting cage. Construction documents are **80%** complete. Submittal to DSA is anticipated in fall 2015.

Title IX practice field (upgrade of the field and relocation of a foul pole): The project is complete.

SUH Project 1 - MPR dance/wrestling room floor

Wrestling Pads Contractor: <i>MA Stevens</i>	Construction: 100%	Change Order Rate: 0%
Dance Floor Contractor: <i>Khavari Construction</i>	Construction: 30%	Change Order Rate: 0%

Wrestling Pads: The work includes removal of mirrors and installation of wall pads for wrestling and is complete.

Dance Floor: The work includes installing a bamboo dance floor over the existing concrete and tile floor to provide a safer, resilient dance floor. The dance floor has been completed with one punch list item outstanding, samples of Mylar mirrors are being shipped for review.

SUH Project 1 – ADA Hygiene Restroom

A/E: <i>Sillman Wright</i>	Design: 50%	
Contractor: <i>tbd</i>	Construction: 0 %	Change Order Rate: 0%

The work includes renovating two existing non-conforming restrooms in the 700 building for accessibility and to provide hygiene facilities for special education. Schematic design is complete. Submittal to DSA is anticipated in fall 2015.

SUH Site Restoration (Parking Lot Improvements)

A/E: <i>Hector Reyes</i>	Design: <i>DSA Voided</i>	
Parking Lot Contractor: <i>tbd</i>	Construction: 0%	Change Order Rate: 0%
Welding Building Demolition Contractor: <i>Antons's Service Inc.</i>	Construction: 100%	Change Order Rate: 0%

This project includes demolition of the welding building and provides expanded parking for the site (214 spaces in the north lot). The project was approved by DSA on 10/15/14, but DSA voided the project because the architect let his license lapse. The district has contacted the architect and is working on a schedule for resubmittal of the plans to DSA and resolution of fees owed and reimbursements due. The construction

schedule will depend on DSA resubmittal and approval timelines. The demolition of the existing welding building has been completed.

Technology Infrastructure:

Technology Infrastructure	A/E: <i>IT Department</i>	Design: <i>100%</i>
Contractor: <i>Computer Protection Technology, Inc.</i>	Construction: <i>100%</i>	Change Order Rate: <i>0%</i>
Contractor: <i>Nexus IS, Inc.</i>	Construction: <i>99%</i>	Change Order Rate: <i>1.50%</i>
Contractor: <i>Standard Electronics</i>	Construction: <i>99%</i>	Change Order Rate: <i>7.29%</i>

Uninterrupted power supply (UPS) replacement by Computer Protection Technology is complete. Wireless access cabling and installation of data communication equipment has been completed at all schools. The District Office will be complete in August.

PROJECTS ON HOLD – WAITING FOR CONSTRUCTION FUNDING

Bonita Vista High School:

BVH Track & Field Design

Contractor: *tbd*

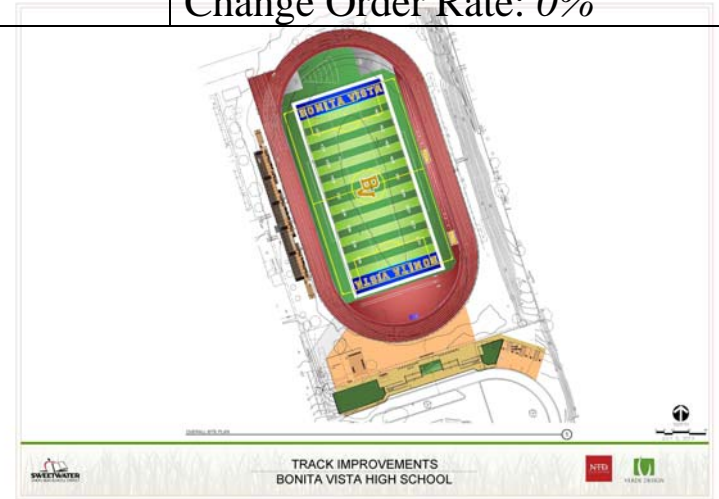
A/E: *NTD Architects*

Construction: *0 %*

Design: *DSA Approved*

Change Order Rate: *0%*

This project for the design of an artificial track and field, electrical infrastructure for stadium lights, bleachers and restrooms was approved by DSA on June 5, 2014, and is on hold pending identification of funding for construction.



Hilltop High School:

HTH Track & Field Design

Contractor: *tbd*

A/E: *NTD Architects*

Construction: *0 %*

Design: *DSA Approved*

Change Order Rate: *0%*

This project for the design of an artificial track and field was approved by DSA on July 31, 2014, and is on hold pending identification of funding for construction.



BUILDING GREEN with PROP O

Chula Vista High Modernization Project 1 has received LEED **Platinum** certification from the US Green Building Council (Dec 2013).

Chula Vista Middle School Project 1 has received LEED **Platinum** certification from the US Green Building Council (Jan 2014).

Hilltop High Modernization Project 1 has received LEED **Platinum** certification from the US Green Building Council (Dec 2013).

Mar Vista High Modernization Project 1 has received LEED **Gold** certification from the US Green Building Council (Jan 2014).

Montgomery High Modernization Project 1 has received LEED **Platinum** certification from the US Green Building Council (Dec 2013).

Montgomery Middle School Project 1 has received LEED **Platinum** certification from the US Green Building Council (Jun 2015).

National City Middle School Project 1 has received LEED **Gold** certification from the US Green Building Council (Feb 2014).

Southwest High School Project 1 has received LEED **Gold** certification from the US Green Building Council (Jan 2014).

Southwest Middle School Project 1 cannot be LEED certified.

Sweetwater Union High Modernization Project 1 has received LEED **Platinum** certification from the US Green Building Council (Dec 2013).

COMPLETED PROJECTS

Prop O Close-out Phase Projects (Architect, Contractor):

CVH Interim Housing (*BCA, Turner Construction*) – Closed without certification on 7/21/2011. Final documents will be submitted to DSA.

Fire Alarm Upgrades – Group 4 – MVH & SOH (*LPA, Standard Electronics, CO rate 1.1%*) – MVH Complete and in DSA closeout process.
SOH Certified by DSA on 7/28/15.

Power Purchase Agreement (PPA) Solar Power Projects:

PPA2 Solar at BVM (*SunPower*) – **Certified by DSA on 7/22/15.**

PPA2 Solar at ELH (*SunPower*) – **Complete except for accessible parking.**

SOM Project 1and 1A (*LPA, HAR, terminated on 6/21/11, GEM Industrial*) – HAR Construction terminated on June 21, 2011; in litigation. Complete and in the close-out phase with DSA.

SOM Project 1B Increment 1 (*RNT, APR terminated*) – Complete and in the close-out phase with DSA.

SUH Welding Building 2b (*Hector Reyes, Farnum Elec., CO Rate is 0%*) – Complete and in the close-out phase with DSA.

Prop BB Close-out Phase Projects:

CPM Modernization (107670) - Closed without certification on 7/21/2011. Documents have been submitted to DSA

GJH 8 Portables (106555) – Closed without certification on 3/21/2008. Architect is gathering documents for closeout.

SOH 1 Portable (106627) – Closed without certification on 1/15/2008. Need to submit documents to DSA.

SOH Portables (111931) – Portables have been removed which means that the project can be voided after certification of the SOH restroom.

SOH Restroom Portable (111931) – Documents will be submitted for DSA certification.

Prop O (& BB) Completed Projects Certified by the Division of State Architect (DSA):

BVH	Prop BB Mod	Certified on 7/28/08
BVH	Prop BB Mod 200N 200S	Certified on 10/7/08
BVH	Prop BB Lunch Shelter	Certified on 10/28/09
BVH	Bleacher Replacement	Certified on 10/28/09
BVH	HVAC upgrades	Certified on 5/12/14
BVH	Fire Alarm Upgrade	Certified on 12/8/14
BVM	Fire Alarm Upgrade	Certified on 1/13/15
BVM	Modernization	Certified on 3/4/15
CPH	Prop BB Project 1A	Certified on 9/12/13
CPH	Prop BB Project 1B	Certified on 6/12/13
CPH	Prop BB Project 1C	Certified on 10/27/09
CPH	Prop BB Lunch Shelter	Certified on 6/30/09
CPH	Prop BB 6 portables and Bldg 400	Certified on 4/14/14
CPH	Prop O Title IX Portables	Certified on 4/17/14
CPH	Prop O Title IX Gym Door	Certified on 8/5/14
CPH	Fire Alarm Upgrade	Certified on 12/8/14
CPM	Fire Alarm Upgrade	Certified on 12/5/14
CVH	Prop BB Project 1A	Certified on 2/24/11
CVH	Prop BB Project 1B	Certified on 7/21/11
CVH	Prop BB 2-story CR Bldg	Certified on 2/24/11
CVH	Stadium Repairs	Certified on 5/29/09

CVH	Prop O Project 1	Certified on 4/25/12
CVH	Fire Alarm Upgrades	Certified on 10/10/14
CVM	Prop O Project 1	Certified on 8/27/13
CVM	Portable Upgrade	Certified on 8/28/13
CVM	Fire Alarm Upgrade	Certified on 6/27/14
ELH	Fire Alarm Upgrade	Certified on 11/25/14
GJH	Prop BB Mod 3 buildings	Certified on 7/21/11
GJH	Health Center	Certified on 2/24/11
GJH	Health Center Upgrades	Certified on 1/22/15
GJH	Fire Alarm Upgrade	Certified on 1/23/15
HTH	Prop BB 2-story CR Bldg	Certified on 9/26/11
HTH	Prop BB Project 1A	Certified on 10/13/11
HTH	Bleacher Replacement	Certified on 10/28/08
HTH	Scoreboard Replacement	Certified on 2/6/14
HTH	Interim Housing	Closed on 3/10/14
HTH	Prop O Project 1	Certified on 6/25/13
HTH	Interim Housing Removal	Certified on 8/7/13
HTH	Title IX Field and Restroom	Certified on 4/1/14
HTH	Fire Alarm Upgrade	Certified on 8/28/14
HTM	Shade Structure and Modernization	Certified on 9/14/12
HTM	Fire Alarm Upgrade	Certified on 1/23/15
MOH	Prop BB Interim Housing	Closed on 3/7/11
MOH	Prop O Project 1	Certified on 6/11/13
MOH	Prop O Scoreboard	Certified on 10/14/13
MOH	Interim Housing	Certified on 10/27/09
MOH	Interim Housing Removal & Basketball Courts	Certified on 4/29/13
MOH	Prop O Project 1 Shade Structures	Certified on 3/25/14
MOH	Fire Alarm Upgrade	Certified on 8/28/14
MOH	Prop O Project 2	Certified on 12/10/14
MOH	Prop O Project 2 Mod & 800 Demo	Certified on 11/21/14
MOM	Prop BB Building J	Certified on 7/10/08
MOM	Interim Housing	Certified on 8/10/10
MOM	Interim Housing Restroom	Certified on 7/15/11
MOM	Interim Housing Library	Certified on 8/17/12
MOM	Prop O Project 1	Certified on 12/10/14
MOM	Fire Alarm Upgrade	Certified on 1/23/15
MVH	Interim Housing	Certified on 2/24/11

MVH	Prop O Project 1	Certified on 4/30/14
MVH	Title IX Upgrades	Certified on 4/17/14
MVM	Fire Alarm Upgrade	Certified on 1/23/15
NCM	Interim Housing	Certified on 2/22/10
NCM	Prop O Project 1	Certified on 5/15/14
NCM	Fire Alarm Upgrade	Certified on 1/16/15
NCM	Prop O Project 2	Certified on 7/23/15
PAH	Prop BB Portables	Certified on 7/14/08
PAH	Fire Alarm Upgrade	Certified on 1/14/15
PPA 1	Solar at BVH, CPH	Certified on 2/19/14
PPA 1	Solar at MOH, SOH	Certified on 1/15/14
PPA 1	Solar at CVH, ORH	Certified on 4/21/14.
PPA 2	Solar at BVM	Certified on 7/22/15
PPA 2	Solar at CPM	Certified on 7/10/14
PPA 2	Solar at CVM	Certified on 10/9/14
PPA 2	Solar at ELM	Certified on 7/17/14
PPA 2	Solar at GJH	Certified on 6/30/15
PPA 2	Solar at HTH	Certified on 10/9/14
PPA 2	Solar at HTH Roofs	Certified on 10/9/14
PPA 2	Solar at HTM	Certified on 5/11/15
PPA 2	Solar at MVH	Certified on 8/18/14
PPA 2	Solar at OLH	Certified on 6/30/14
PPA 2	Solar at ORH	Certified on 10/15/14
PPA 2	Solar at RDM	Certified on 2/16/15
PPA 2	Solar at SOM	Certified on 4/24/15
PPA 2	Solar at SUH	Certified on 8/18/14
PPA 2	Solar at SYH	Certified on 8/18/14
SOH	Prop BB 400 Building	Certified on 7/28/11
SOH	Prop BB 6 portables	Closed on 10/22/13
SOH	Prop O Project 1	Certified on 8/23/13
SOH	Title IX Scoreboard	Certified on 1/28/15
SOH	Fire Alarm Upgrade	Certified on 7/28/15
SOM	Interim Housing	Certified on 7/28/11
SOM	Fire Alarm Upgrade	Certified on 5/15/14
SUH	3 portables (since removed)	Closed by DSA on 9/20/13
SUH	Stadium Repairs	Certified on 5/29/09
SUH	Interim Housing	Certified on 7/21/11

SUH Prop O Project 1
SUH Track and Field

Certified on 12/3/13
Certified on 2/15/15

Prop O Completed Projects (non-DSA projects):

CVH	ORG Portable Removal	Portables were removed during construction of Project 1 and the last portables removed in April 2013.
CVH	ORG Backstop & Fencing	Complete 5/30/14
CVH	ORG Building 100, 500 Upgrades	Complete 9/1/14
HTM	Ceiling Fans	Complete Feb 2015
MVH	Project 2 Deferred Maint Electrical	Notice of Completion 5/1/15
PPA2	Solar at MVH Ground mounted	Complete
SOM	Field Renovation	Complete
SOM	Site Improvements	Complete 12/12/11
SUH	ORG Portable Removal	Portables were removed in Jan 2012.
SUH	Bldg. 100 HVAC Upgrades	Complete April 2014

Acronyms (other than school sites):

ADA	Americans with Disability Act	LEED	Leadership in Energy & Environmental Design
DSA	Division of State Architect	LPA	LPA, Inc. Architects
BAN	Bond Anticipation Note	Mod	Modernization
BCA	Bunton Clifford Architects	MPR	Multi-purpose Room
BOT	Board of Trustees	NTD	NTD Architects
CBOC	Citizens' Bond Oversight Committee	ORG	Overcrowded Relief Grant (state funding program)
CFFP	Capital Facilities Financing Plan	PPA	Power Purchase Agreement
CHPS	Collaborative for High Performance Schools	PWA	Platt Whitelaw Architects
CR	Classroom	RNT	Roesling Nakamura Terada Architects
DSA	Division of State Architect	RRC	Ruhnau Ruhnau Clarke Architects
GFI	Ground Fault Interrupter	USGBC	US Green Building Council
HVAC	Heating, Ventilating and Air Conditioning	ZTA	Zagrodnik + Thomas Architects
IT	Information Technology	tbd	to be determined